

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

**ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD**

**APRIL 3, 2012  
7:00 P.M.**

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CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

UNFINISHED BUSINESS

1. [Amendment to Zoning Ordinance; Famers Market](#) - Proposed Ordinance O12-07 would amend and reordain Stafford County Code, Section 28-25, entitled "Definition of specific terms;" Section 28-35, Table 3.1, entitled "Table of uses and standards;" and Section 28-39, entitled "Special regulations." The proposed amendments would provide a definition for farmers market and amend the definition of public facilities to allow community-serving facilities, such as farmers markets, to be established on properties containing public facilities, when deemed appropriate by the Board of Supervisors. In addition, the amendments would allow farmers markets as a by-right use in the A-1, Agricultural; A-2, Rural Residential; RC, Rural Commercial; B-1, Convenience Commercial; B-2, Urban Commercial; B-3, Office; PD-1, Planned Development 1; PD-2, Planned Development 2; RBC, Recreational Business Campus; and SC, Suburban Commercial Zoning Districts. The amendments would establish special regulations applicable to farmers markets, such as parking and site access, as well as an application approval process and permit requirements. **(Time Limit: May 15, 2012) (History - Deferred at March 21, 2012 to April 3, 2012)**
2. [Amendment to the Stafford County Comprehensive Plan and Zoning Ordinance](#) - Amend the Courthouse UDA Plan element of the Comprehensive Plan and UD, Urban Development, Zoning District to establish maximum density regulations. **(Time Limit: June 5, 2012)**  
*(Authorize for Public Hearing by: April 18, 2012)*  
*(Potential Public Hearing Date: May 16, 2012)*
3. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O12-02 would amend the Stafford County Code by, among other things, creating new definitions, modifying permitted uses and creating new zoning regulations to establish a Transfer of Development Rights (TDR) program. The purpose of the TDR program is to provide a mechanism by which a property owner can voluntarily transfer residential density from sending areas to receiving areas and/or to a transferee without relation to any particular property through a process intended to permanently conserve agricultural and forestry uses of lands, reduce development densities on those and other lands, and preserve rural open spaces and natural and scenic resources. The TDR program is intended to complement and supplement County land use regulations, resource protection efforts, and open space acquisition programs. The TDR

program is also intended to encourage increased densities in two designated receiving areas that can better accommodate this growth. **(Time Limit: June 2012) (History - Deferred at March 7, 2012 to March 21, 2012) (Deferred at March 21, 2012 to April 3, 2012)**  
*(Authorize for Public Hearing by: May 16, 2012)*  
*(Potential Public Hearing Date: June 20, 2012)*

4. [Amendment to the Stafford County Comprehensive Plan \(“Plan”\)](#) - A proposal to amend the Plan dated June 7, 2011 in accordance with Virginia Code Section 15.2-2229 regarding Transfer of Development Rights (TDR). The proposed amendment would modify Chapter 3 of the Plan to incorporate amendments to the textual document and adopt a new map entitled Figure 3.8, Transfer of Development Rights Sending and Receiving Areas. The map generally depicts the area south of Aquia Creek, east of the CSX Rail Line and north of Potomac Creek that are designated as Agricultural/Rural and Park on the Plan Land Use Map as a sending area for Transfer of Development Rights and the lands designated as the Brooke Station Urban Development Area and Courthouse Urban Development Area as receiving areas for Transfer of Development Rights. **(Time Limit: June 2012) (History - Deferred at March 7, 2012 to March 21, 2012) (Deferred at March 21, 2012 to April 3, 2012)**  
*(Authorize for Public Hearing by: May 16, 2012)*  
*(Potential Public Hearing Date: June 20, 2012)*

#### NEW BUSINESS

5. [Proffer Guidelines](#) - Review and discuss new methodology and policies.

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**7:30 P.M.**

#### PUBLIC PRESENTATIONS

#### PUBLIC HEARINGS

6. [RC1100267; Reclassification – Westgate Center at Stafford Courthouse](#) - A proposed reclassification from the A-1, Agricultural and PD-1, Planned Development-1 Zoning Districts to B-2, Urban Commercial (48.99 acres) and R-2, Urban Residential-Medium Density Zoning Districts (24.33 acres) to allow for the development of a commercial retail and office complex, and single-family residential dwellings on Assessor's Parcels 29-66A and 66B, consisting of 73.32 acres in total, located on the east side of Austin Ridge Drive, and north of Courthouse Road in the Garrisonville Election District. **(Time Limit: July 2, 2012)**

#### EXECUTIVE SESSION

#### PLANNING DIRECTOR’S REPORT

- [Architectural Standards](#)

#### COUNTY ATTORNEY’S REPORT

## COMMITTEE REPORTS

- [Planning Commission Subcommittee – Cluster Ordinance](#)

## CHAIRMAN’S REPORT

## OTHER BUSINESS

8. TRC Information – April 11, 2012

## APPROVAL OF MINUTES

## ADJOURNMENT